



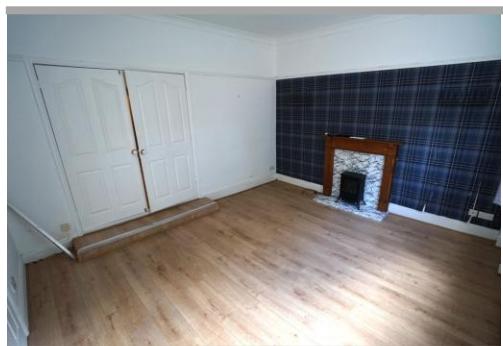
Lambton Terrace | Off Station Road | DH4 7PL

**For Sale**

- Two Bedrooms
- Mid Terraced House
- Gas Central Heating & Double Glazing
- Yard to Rear
- Close to Local Amenities and Transport Links
- Viewing Recommended

**£94,950**

**Energy Efficiency Rating**



## Property Description

Safe and Secure welcome to the market this Two Bedroom Mid Terraced House in the popular area of Lambton Terrace, Penshaw.

This spacious home benefits from gas central heating, double glazing and yard to rear.

Close to local amenities and transport links, the property would suit a wide variety of buyers.

Viewings recommended.

**ENTRANCE HALL** Double glazed entrance door, understairs cupboard and radiator.

**LOUNGE** 14' 0" x 12' 11" (4.27m x 3.96m) Double glazed window to front, wood effect fireplace, marble inset and hearth, coving to ceiling and radiator.



**DINING ROOM** 15' 5" x 12' 8" (4.70m x 3.88m) Double glazed window to rear, wood effect fireplace, tiled hearth, coving to ceiling, built-in storage cupboard and radiator.



**KITCHEN** 10' 9" x 10' 4" (3.30m x 3.15m) Fitted with a range of wall and base units with coordinating work surfaces over, single drainer sink, built-in electric oven, gas hob with extractor hood over, integrated fridge freezer, integrated dishwasher, double glazed window to rear, double glazed door to rear yard and radiator.

**UTILITY ROOM** Work surfaces, combination boiler and radiator.



**CLOAKROOM** Double glazed window to rear, low level wc and wash hand basin

**LEAN TO** Double glazed windows to rear and side, double glazed French Door to yard and tiled floor.

**BEDROOM ONE** 15' 2" x 18' 3" (4.64m x 5.58m) Double glazed window to front, door to jack and jill shower room and radiator.

**SHOWER ROOM** White suite with vanity unit wash basin, step in shower cubicle, low level wc, tiled walls, tiled floor, sky light and heated towel rail.

**BEDROOM TWO** 10' 9" x 12' 5" (3.30m x 3.79m) Double glazed window to rear

## Viewing Arrangements

Strictly by appointment

## Contact Details

www.safeandsecureproperties.co.uk  
24-25 Westbourne Terrace  
Houghton le Spring  
DH4 4QT

See full details at: [www.safeandsecureproperties.co.uk](http://www.safeandsecureproperties.co.uk)

# EPC Rating

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## Floor Plan (if required)



Awaiting Image

See larger images at: [www.safeandsecureproperties.co.uk](http://www.safeandsecureproperties.co.uk)

Contact Lisa or Debbie on **0191 385 4477**

[lisa@safeandsecureproperties.co.uk](mailto:lisa@safeandsecureproperties.co.uk)

[debbie@safeandsecureproperties.co.uk](mailto:debbie@safeandsecureproperties.co.uk)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.